

.55 ACRE FOR SALE

3209-3215 ROUTE 38 | MOUNT LAUREL, NJ

IDEAL FOR
OWNER-OPERATOR

[VIEW PROPERTY](#)

HOME WITH DETACHED GARAGE



HIGHLIGHTS

• GREAT VISIBILITY AND SIGNAGE

- 3209 Route 38 (LEASED)
Lot Area: 34,064 SF | Acres: 0.78 | Lot Size: 177' X 200
- Existing Abruzzi & Giunta's Italian Market (*Business to remain*)
5,300 SF Building | Acres: 0.61 | Lot Size: 139' X 192'
- 3215 Route 38 (AVAILABLE)**
Lot Area: 23,862 SF | Acres: 0.55 | Lot Size: 139' X 204

- Zoned "B" Business
- Traffic count of **47,166 vehicles per day**

TRAFFIC GENERATORS



DEMOGRAPHICS

SOURCE: REGIS ONLINE

	1 MILE	2 MILE	3 MILE
POPULATION	9,734	23,329	43,577
AVERAGE HH INCOME	\$90,856	\$124,874	\$144,734
DAYTIME EMPLOYEES	6,712	18,876	25,267

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2023 Google | AADT provided by DVRPC

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SRD

Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
[SRDRE.COM](#)

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INNOVATING COMMERCE
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DAVID DUNKELMAN

EXCLUSIVE AGENT

david@srdre.com | 610-834-0400



BANK OF AMERICA PLAZA

AtlantiCare URGENT CARE CENTER
Rita's
SALADWORKS
Bank of America
ROYAL FARMS
sunflour BAKESHOP
artistre SALON & SPA

SITE

Abbruzzi and Giunta's
LEASED

ROUTE 38 - 47,166 AADT

38

LARCHMONT BOULEVARD

**SUMMIT APARTMENTS
288 UNITS**

**DEBORAH SPECIALTY
PHYSICIANS AT
MT LAUREL**

**ROWAN COLLEGE
AT BURLINGTON
COUNTY
3,474 STUDENTS**

LUKOIL

SUNOCO

Wawa

**TACO
BELL**

**TIRES
PLUS
TOTAL CARE**

**STERLING COURT
APARTMENTS
87 UNITS**



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Development, Inc.**

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